

"Exhibit #1"

BOOK 1110 PAGE 682

Received for Record  
at o'clock .m. LiberRec'd for Record Mar 24 1980 at 2:03 P.M. Same Day Recorded & Filed per Charles C. Keller, C.T.

THIS DEED, Made this 15th day of March, 1980, by and between Sam Abdullah, also known of record as Sam Abdallah and Dora V. Abdullah, also known of record as Dora V. Abdallah, his wife, parties of the first part, and Eric Scace and Toni Zimmerwoman, as Joint Tenants, parties of the second part.

WITNESSETH, that for and in consideration of the sum of Forty Thousand and no/100 (\$40,000.00) Dollars, the parties of the first part do hereby grant and convey unto the parties of the second part, their heirs and assigns, all the right, title, and interest which the parties of the first part have in all that parcel or lot of land situate, lying and being in the Jackson Election District of Frederick County, Maryland, and more particularly described as follows: BEGINNING for the part hereby intended to be conveyed at the beginning of the whole tract called the Peter Grossnickle tract, and running thence with the outlines there North 1 and 1/2 degrees East 27 1/4 perches to the boundary tree of a tract of land called "Bull Pasture", thence North 7 and 1/2 degrees East 28 perches to four marked chestnut trees; thence North 17 1/2 degrees West 20 perches to near a marked chestnut tree, thence South 87 1/2 degrees East 32 perches to a stone, thence North 2 1/2 degrees East 49 1/2 perches; then leaving the outlines thereof and running thence South 89 degrees West to intersect the eighth line of the whole tract; thence with said line South 3 degrees East 21 perches to a stone on the west side of a public road; thence South 44 degrees West 8-2/10 perches, thence South 4 1/2 degrees East 26-4/10 perches to a stone, thence South 47 1/2 degrees East 18-4/10 perches to a stone; thence South 7 degrees West 54-6/10 perches, thence South 63 1/2 degrees East 5-3/4 perches to the beginning, containing thirteen acres and thirty-four square perches of land, more or less. BEING part of the same land and premises conveyed by Richard E. Zimmerman, attorney-in-fact, to Sam Abdallah and Dora V. Abdallah, by deed dated August 24, 1959, and recorded August 26, 1959, in Liber 623, folio 369.

TOGETHER WITH all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same to and unto the only proper use, benefit and behalf of the said Eric Scace and Toni Zimmerwoman, as Joint Tenants, their heirs and assigns, in fee simple, forever.

AND the parties of the first part covenant to warrant specially the property hereby conveyed and to execute such further assurances thereof as may be required.

WITNESS their hands and seals the day and year first hereinbefore written.

WITNESS:

Linda M. Donati

Sam Abdullah (SEAL)

Linda M. Donati

Dora V. Abdullah (SEAL)  
Dora V. Abdullah

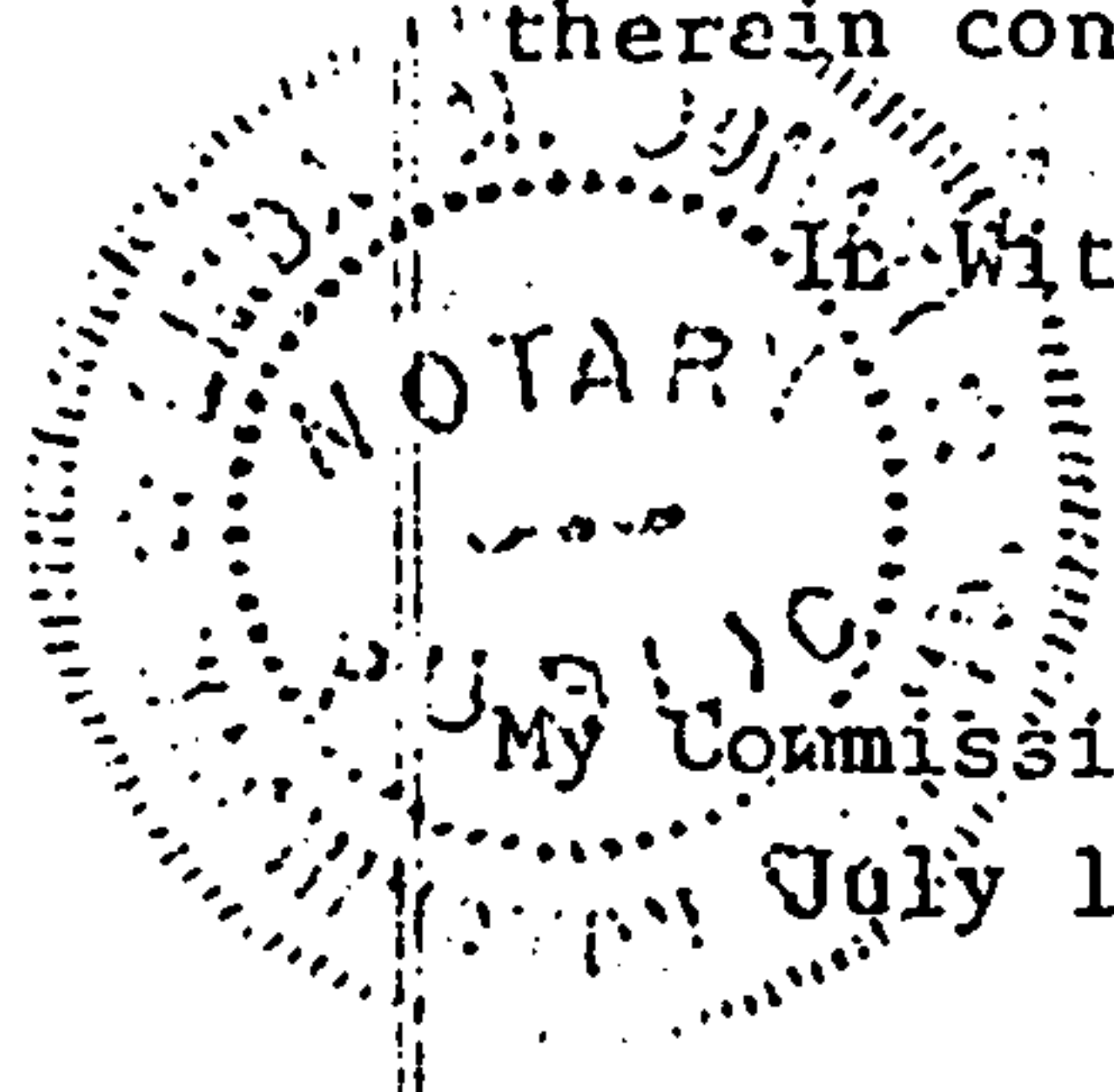
TRANSFER TAX 200.00 STATE OF MARYLAND, WASHINGTON COUNTY, to-wit:

RECORDING TAX 7.00

MD. STAMP TAX 264.00

On this 15th day of March, 1980, before me, the undersigned Officer, personally appeared Sam Abdullah and Dora V. Abdullah, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and Official Notarial Seal.



Linda M. Donati  
Notary Public